



**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

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***TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG***

**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

MINUTES: Regular Session – September 11, 2018

The Board met in regular session pursuant to adjournment of the September 4, 2018, meeting.

Tom Grossmann – present

Shannon Jones – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the September 4, 2018 meeting were read and approved.

- 18-1394 A resolution was adopted to authorize the posting of the “Customer Representative” position within the Water and Sewer Department, in accordance with Warren County Personnel Policy Manual, Section 2.02 (A).
Vote: Unanimous
- 18-1395 A resolution was adopted to approve and enter into a clear government fraud agreement with West Payment Center – Thomson Reuters West Publishing.
Vote: Unanimous
- 18-1396 A resolution was adopted to approve and enter into Adoption Assistance Agreements with [REDACTED] on behalf of Ohio Department of Job and Family Services Children Services Division.
Vote: Unanimous
- 18-1397 A resolution was adopted to approve Amendment #3 to the agreement with Inmate Calling Solutions, LLC for Inmate Calling Services within the Warren County Jail on behalf of Warren County Telecommunications. Vote: Unanimous
- 18-1398 A resolution was adopted to enter into an Exclusive and Permanent Highway Easement Agreement with Curtis Pendergrass AKA Curtis Penderglass, unmarried (Grantor) for the Rich/Davis/Primrose Intersection Project.
Vote: Unanimous

- 18-1399 A resolution was adopted to enter into an Exclusive and Permanent Highway Easement Agreement with Deerfield Township Board of Trustees AKA The Board of Township Trustees of Deerfield Township, an Ohio Township (Grantor) for the Rich/Davis/Primrose Intersection Project. Vote: Unanimous
- 18-1400 A resolution was adopted to enter into an Exclusive and Permanent Highway Easement with Long Cove Homeowners' Association, for the Wilkens Blvd Traffic Signal Upgrade Project. Vote: Unanimous
- 18-1401 A resolution was adopted to advertise for bids for the RAR Water Treatment Plant Filter Rehabilitation Project. Vote: Unanimous
- 18-1402 A resolution was adopted to enter into contract with Wm. Kramer & Son, Inc. for the Lower Little Miami WWTP Roof Replacement Project. Vote: Unanimous
- 18-1403 A resolution was adopted to authorize the President and/or Vice President of this Board to sign a Satisfaction of Mortgage for Heather Reid. Vote: Unanimous
- 18-1404 A resolution was adopted to approve and authorize the President and/or Vice President of this Board to sign a Funding Approval/Agreement between Warren County and the U.S. Department of Housing & Urban Development relative to the Fiscal Year 2018 Community Development Block Grant (CDBG) Entitlement Program. Vote: Unanimous
- 18-1405 A resolution was adopted to acknowledge receipt of August 2018 Financial Statement. Vote: Unanimous
- 18-1406 A resolution was adopted to approve various refunds. Vote: Unanimous
- 18-1407 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 18-1408 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond reduction for M/I Homes of Cincinnati, LLC for completion of performance of construction of improvements and enter into the maintenance security for Rivercrest, Section Three, Phase "B" situated in Hamilton Township. Vote: Unanimous
- 18-1409 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond reductions for M/I Homes of Cincinnati, LLC for completion of performance of construction of improvements and enter into the maintenance security for Regency Park, Section 11B situated in Hamilton Township. Vote: Unanimous
- 18-1410 A resolution was adopted to A resolution was adopted to approve a street and appurtenances (including sidewalks) bond reductions for M/I Homes of Cincinnati, LLC for completion of performance of construction of improvements and enter into the maintenance security for Regency Park, Section 11C situated in Hamilton Township. Vote: Unanimous

- 18-1411 A resolution was adopted to enter into street and appurtenances (including sidewalks) security agreement with Soraya Farms, LLC for installation of certain improvements in Soraya Farms, Section Five situated in Clearcreek Township. Vote: Unanimous
- 18-1412 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with Soraya Farms, LLC for installation of certain improvements in Soraya Farms, Section Five situated in Clearcreek Township. Vote: Unanimous
- 18-1413 A resolution was adopted to approve various record plats. Vote: Unanimous
- 18-1414 A resolution was adopted to accept an amended certificate, and approve supplemental appropriations into Sheriff's Office Tactical Response Unit Fund #295. Vote: Unanimous
- 18-1415 A resolution was adopted to approve an operational transfer from Commissioners Fund #101-1112 into Human Services Fund #203. Vote: Unanimous
- 18-1416 A resolution was adopted to approve operational transfer from Commissioners Fund #101-1112 into Children Services Fund #273. Vote: Unanimous
- 18-1417 A resolution was adopted to approve supplemental appropriation into Workers Comp Self Insurance Fund #636. Vote: Unanimous
- 18-1418 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #101-1110 into Recorder's Office Fund #101-1160. Vote: Unanimous
- 18-1419 A resolution was adopted to approve appropriation adjustment within Common Pleas Court Probation Fund #101-1223. Vote: Unanimous
- 18-1420 A resolution was adopted to approve appropriation adjustments within Juvenile Detention Fund #101-2600 and from Juvenile Detention Fund #101-2600 into Probate Court Fund #101-1250. Vote: Unanimous
- 18-1421 A resolution was adopted to approve appropriation adjustment from Juvenile Detention Fund #101-2600 into Juvenile Court Fund #101-1240, within Juvenile Detention Fund #101-2600, and Juvenile Reclaim Grant Fund #247. Vote: Unanimous
- 18-1422 A resolution was adopted to approve appropriation adjustments within Children Services Fund #273. Vote: Unanimous
- 18-1423 A resolution was adopted to approve appropriation adjustment within Transit Fund #299. Vote: Unanimous

- 18-1424 A resolution was adopted to amend Resolution #18-1355 approving appropriation adjustments from Commissioners General Fund #101-1110 into Emergency Services #101-2850. Vote: Unanimous
- 18-1425 A resolution was adopted to cancel regularly scheduled Commissioners' Meeting of Thursday, September 13, 2018. Vote: Unanimous
- 18-1426 A resolution was adopted to approve the intent to enter into agreement with the Village of South Lebanon relative to Warren County providing water and sanitary sewer service to the property located at 727 Grandin Road within the Village of South Lebanon and authorize staff to begin negotiations on said agreement. Vote: Mr. Grossmann- yea, Mr. Young- nay, and Mrs. Jones- yea

DISCUSSIONS

On motion, upon unanimous call of the roll, the Board accepted and approved the consent agenda.

Harry Snyder, President/CEO of Great Oaks Career Campuses, was present to introduce himself and provide background information on the career technical schools. He then presented the attached PowerPoint presentation providing information on the schools as well as the renewal levy on the ballot this November.

Chris Wojnicz, Assistant Sanitary Engineer, was present along with representatives from the Village of South Lebanon and Rhein Interests, for a follow up work session to discuss water and sanitary sewer services to the property located in 727 Grandin Road that was recently annexed to the Village of South Lebanon.

Mr. Wojnicz stated that at the request of the Board, he has reviewed the capacity to provide services for 177 single family residential lots on the property and determined the ability for Warren County to provide water and sanitary sewer services.

Mayor Jim Smith, Village of South Lebanon, stated that the tap-in fees for the proposed development would provide almost \$1 million in water and \$1 million in sewer to Warren County.

Commissioner Young reviewed his discussion with the Turtlecreek Township Trustees relative to the "break even" point for a new residential home to be constructed in their township as it

relates to taxes collected vs. cost of services is approximately \$320,000. He then discussed the impact on the school district that is not considered in that number. He stated his concern with the zoning change and the need for balance between commercial/industrial uses and residential.

Mayor Smith stated that the old Sumitomo site adjacent to this property as well as the old Cincinnati Milacron located along Mason-Morrow-Millgrove Road within the Village have tried to market their property for many years with no success. He then stated that the property owners in question have also tried unsuccessfully to market the property as commercial.

Commissioner Grossmann questioned what services the Village of South Lebanon is planning to provide to this property.

Mayor Smith stated that police and road maintenance services will be provided.

There was discussion relative to the purpose of today's discussion being to determine if this Board will provide water and sanitary sewer service to the property in question through a service agreement with the Village of South Lebanon.

Commissioner Young stated the need to look at the situation holistically and discussed the need to consider balanced growth, property owner rights and the fact that the Village is not capable of providing the utility services necessary to accommodate the zoning that they have approved for the property.

Commissioner Jones stated that the zoning on this property was not this Board's decision to make. She stated the question to consider is whether Warren County can provide the requested services and should a property owner be able to sell their property.

Commissioner Jones then stated her opinion that if there is capacity for the services and the fees cover the cost, it is a simple but unfortunate decision that government should not use its authority to keep water and sewer services away which would prevent owners from selling.

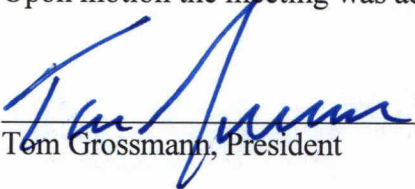
Commissioner Grossmann stated his objection to government forcing a use upon a property. He stated his opinion that as long as services are available and the fees cover the cost, he will allow us to provide the service.

Upon further discussion, the Board resolved (Resolution #18-1426) to approve the intent to enter into agreement with the Village of South Lebanon relative to Warren County providing water and sanitary sewer service to the property located at 727 Grandin Road within the Village of South Lebanon and authorize staff to begin negotiations on said agreement with Commissioner Young voting nay.

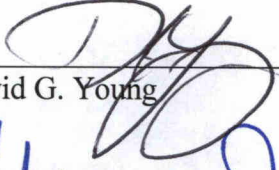
Commissioner Young cautioned the Board on their decision as it relates to the ability to provide services, stating that for over twenty years, the use of providing utility services in particular areas has been utilized as a way to control growth and has worked well. He then stated that drawing

lines on maps (Urban Service Boundaries) to determine areas of desired growth coupled with utility service has been the mechanism used in targeting growth areas. He further stated, in his opinion, that the current Board majority decision of allowing the services being based upon the ability to serve rather than a comprehensive development plan means a major change to the Board's philosophy.

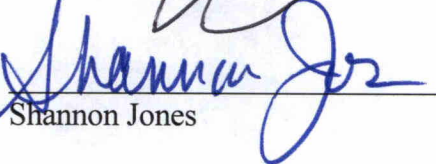
Upon motion the meeting was adjourned.



Tom Grossmann, President




David G. Young




Shannon Jones

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on September 11, 2018, in compliance with Section 121.22 O.R.C.




Tina Osborne, Clerk
Board of County Commissioners
Warren County, Ohio



Great Oaks™

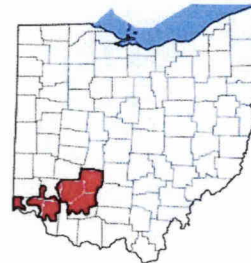
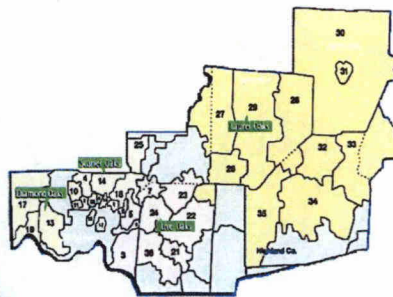
CAREER CAMPUSES
Diamond • Laurel • Live • Scarlet

Learning works!

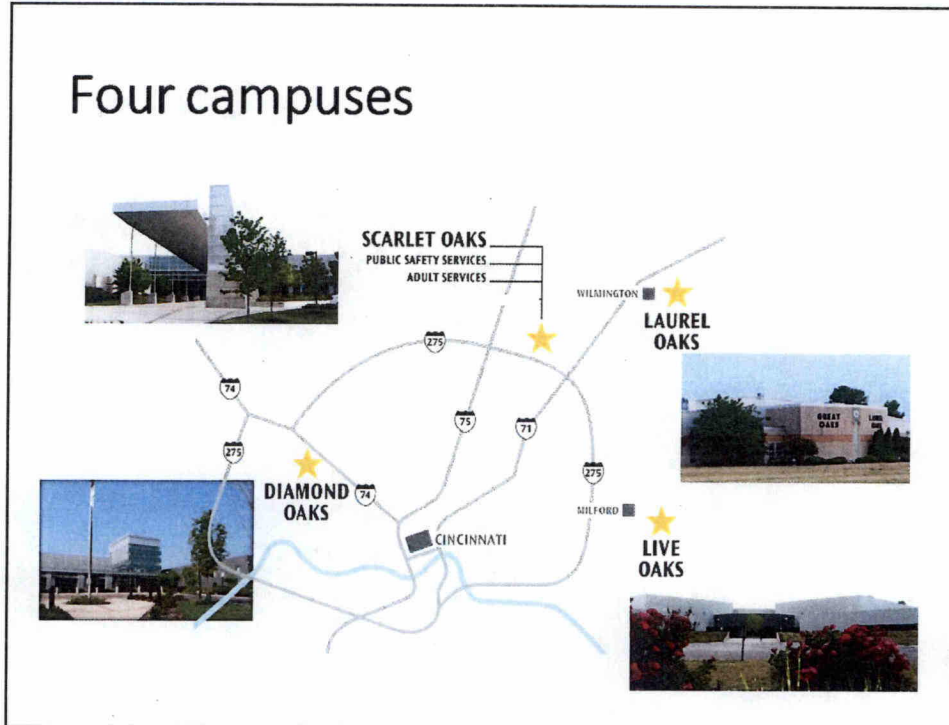


Serving 36 school districts

Batavia. **Blanchester**. Clermont Northeastern. Clinton-Massie. Deer Park. **East Clinton**
Fairfield Local. **Finneytown**. Forest Hills. **Goshen**. Greenfield. **Hillsboro**. Indian Hill
Lockland. **Loveland**. Lynchburg-Clay. Madeira. **Mariemont**. Mason. Miami Trace. **Milford**
Mt. Healthy. North College Hill. Norwood. **Oak Hills**. Princeton. Reading. **Southwest**
St. Bernard-Elmwood Place. **Sycamore**. Three Rivers. Washington Court House
West Clermont. Wilmington. Winton Woods. **Wyoming**



Four campuses



Preparing youth and adults

Annually serve 19,000+
high school and middle
school students and
18,000 adults



High school students can choose from 31 different career paths at our campuses.

Career programs range from healthcare to firefighting to robotics to law enforcement to aviation maintenance and more.

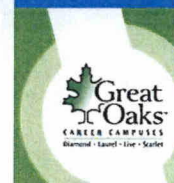


High school students can earn college credit AND professional credentials.



Satellite programs serve students in their own school.

More than 16,000 students study marketing, teaching professions, engineering, IT, business, biomedical science and more each year through Great Oaks at their own school.



Partnering with employers

1,442

advisory committee members drive what and how students learn



The Result

93% of our students continue their educations, are employed or both

95% of our employers would employ students again

174 students in 2018 went to national career skills competitions

Great Oaks Effectiveness Report, 2017



Economic Impact

\$115+ million

Yearly economic impact in Southwest Ohio

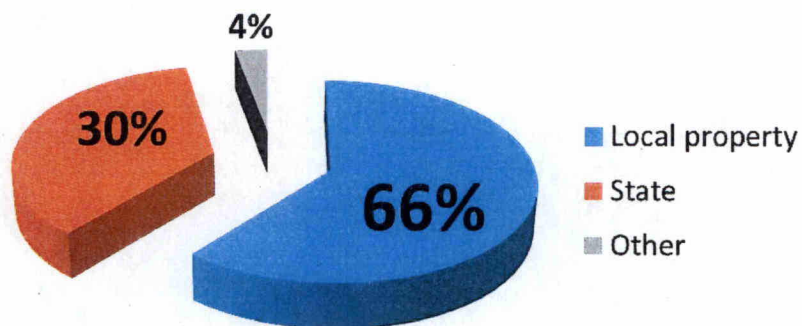
UC Economic Center Study released Jan, 2018

To view this report visit:

https://www.greatoaks.com/wp-content/uploads/2018/07/GreatOaks_infographic-Final-11.30.17.pdf



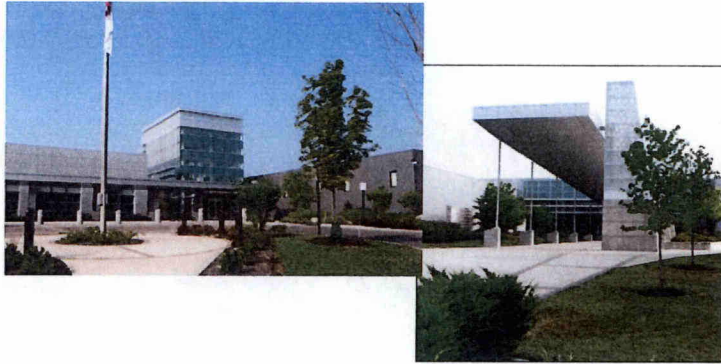
Financed through taxes



Adult programs are operated on a cost recovery basis



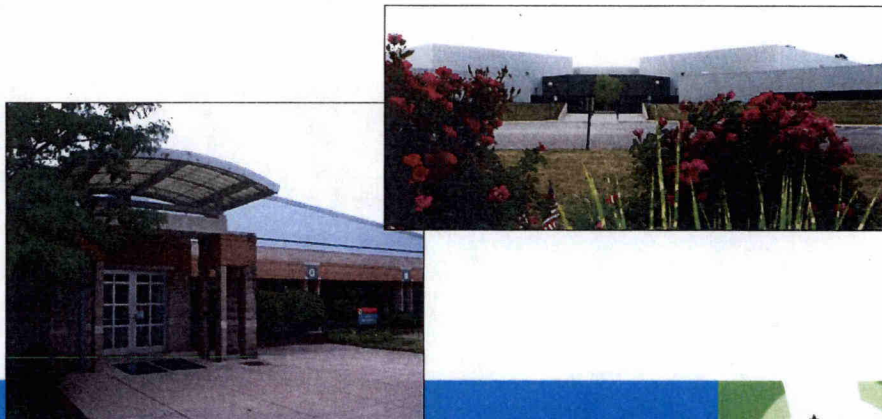
This funding has financed renovations at Diamond Oaks and Scarlet Oaks.



November 2018: Renew 2.7-mill levy



Future plans include needed renovations at Live Oaks and Laurel Oaks as well as increasing capacity at all campuses.

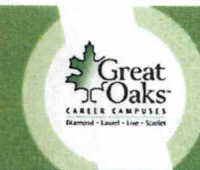


November 2018: Renew 2.7-mill levy



**The challenge:
Our 2.7-mill levy,
the only source of
local funding,
expires in 2019.**

**This millage has not
changed since 1988.**



**We are asking our
community to
RENEW the 2.7-mill
levy for a continuing
period.**

**As a renewal, this will not
increase taxes.**



May, 2018 Executive Summary Great Oaks Career Campuses

Five Year Forecast - Simplified Statement

| | Fiscal Year 2018 | Fiscal Year 2019 | Fiscal Year 2020 | Fiscal Year 2021 | Fiscal Year 2022 |
|---------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Beginning Balance | 29,034,109 | 29,344,097 | 29,774,829 | 30,187,292 | 30,870,317 |
| + Revenue | 65,763,934 | 64,893,105 | 44,134,802 | 23,998,048 | 24,387,711 |
| + Proposed Renew/Replacement Levies | - | - | 20,718,378 | 41,552,539 | 41,789,275 |
| + Proposed New Levies | - | - | - | - | - |
| - Expenditures | (65,453,946) | (64,462,372) | (64,440,716) | (64,867,562) | (65,392,376) |
| = Revenue Surplus or Deficit | 309,988 | 430,732 | 412,463 | 683,025 | 784,610 |
| Ending Balance | 29,344,097 | 29,774,829 | 30,187,292 | 30,870,317 | 31,654,927 |
| Revenue Surplus or Deficit w/o Levies | 309,988 | 430,732 | (20,305,915) | (40,869,514) | (41,004,665) |
| Ending Balance w/o Levies | 29,344,097 | 29,774,829 | 9,468,915 | (31,400,599) | (72,405,264) |

November 2018: Renew 2.7-mill levy

November 2018: Renew 2.7-mill levy

Advantage:

Great Oaks is well-known

88% awareness

77% in 2007

Fallon Research Study 2017

Advantage:

Great Oaks is well-liked

72% favorable impression

Fallon Research Study 2017

64% in 2007

November 2018: Renew 2.7-mill levy



**But...only
22% understand**

Fallon Research Study 2017

**We are funded through a
local property levy**

Increasing awareness of this fact is
critical for the levy renewal.



Questions?
Thank you!

November 2018: Renew 2.7-mill levy

